

March 28, 2001

**TO:** Mayor and City Council

**FROM:** Douglas C. Mousel, Senior Planner

**SUBJECT:** Results of the Planning & Zoning Meeting, March 27, 2001

**The following item is scheduled for the April 3, 2001, City Council Meeting**

**Final Plat:** The Fairways - Phase 7  
**Applicant(s):** Eland Energy, Inc.

**DESCRIPTION:**

29 single-family lots on 8.9± acres 1,100± feet west of Teel Parkway, 1,020± south of F.M. 2934 (Eldorado Parkway). Zoned Planned Development-92-Single Family-5. Neighborhood #44.

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**RECOMMENDATION:**

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Filing of off-site drainage and wall maintenance easements prior to a City release for construction.
3. City Engineer waiver of the requirement for alleys.
4. Final acceptance of The Fairways, Phase 4 to provide two points of access.

MH/sg

cc: Brian Umberger 972-380-2603  
Frank Jaromin  
Donnie Mayfield  
Mack Borchardt

**Agenda No.: 3B****Final Plat:** The Fairways - Phase 7**Applicant(s):** Eland Energy, Inc.**Description:**

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**Remarks:**

The final plat shows 29 single-family lots developed to Planned Development-92-Single-Family-5 standards. Access is provided from Penick Way and La Cantera Trail, both of which extend southward through The Fairways, Phase 4 from which two points of access are provided from Del Largo Way and Blackstone Drive. Therefore, access to the phase is contingent on final acceptance of The Fairways, Phase 4. Alleys do not serve all of the lots. The Subdivision Ordinance requires alleys to be provided along the rear of all lots. Should the City Engineer determine through the review of engineering plans that the subdivision meets the criteria necessary to support the absence of alleys, the requirement for alleys will be waived. Off-site drainage and wall maintenance easements are necessary for the development of this phase. These off-site easements must be obtained and filed prior to a City release for construction.

**RECOMMENDAtion:**

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